

MEMORANDUM

Date: April 7, 2003
To: The Planning Commission
From: Matthew Arcieri, Planner
Subject: Case No. ZO-2-03/SO-1-03, Zoning and Subdivision Fee Changes

On March 11, 2003, the Board of Supervisors adopted an initiating resolution to consider making fee changes to the zoning and subdivision ordinances.

Fees were last reviewed in 1998. At that time, a detailed study of actual costs was prepared. While most fees were increased, they still fell short of recovering all actual costs. Since then there has been a steady increase in costs and staff time associated with review of all case types. In addition, fees have not kept pace with inflation, the costs of advertising public hearing cases through the newspapers, and direct mailings to adjacent property owners.

In preparing this proposal staff surveyed eleven local governments: Albemarle, Chesterfield, Fauquier, Hampton, Hanover, Henrico, Newport News, Richmond, Stafford, Williamsburg & York. Staff's recommended increases are based on a general comparison with these jurisdictions and will bring fees in line with some of the high-growth communities in the Commonwealth. Even with these proposed increases, the Division will still recoup less than 50% of the County's actual costs.

RECOMMENDATION:

Staff recommends approval of the proposed fee changes.


Matthew D. Arcieri

Attachments:

1. Revised Ordinance
2. Summary of Proposed Fee Increases with Comparisons to Other Jurisdictions